

MINUTES OF MEETING OF THE
CITY COUNCIL OF THE CITY OF SANFORD
SANFORD, NORTH CAROLINA

The City Council met at the Sanford Municipal Center, 225 E. Weatherspoon Street, on Tuesday, August 21, 2007, at 7:00 P.M. The following people were present:

Mayor Cornelia P. Olive	Council Member Linwood S. Mann, Sr.
Mayor Pro Tem Walter H. McNeil, Jr.	Council Member James G. Williams
Council Member Dan Harrington	Council Member Joseph Martin
Council Member Mike Stone	Council Member Steve Brewer
City Manager Hal Hegwer	City Attorney Susan C. Patterson
City Clerk Bonnie D. White	

Mayor Olive called the meeting to order. Mayor Pro Tem McNeil, Jr. delivered the invocation.

APPROVAL OF AGENDA

City Manager Hal Hegwer requested to add an item to the Regular Agenda – Consider Authorization for the Mayor to Execute Documents on Behalf of the City Council for a Grant the City has Received.

On motion of Council Member Linwood Mann; seconded by Council Member Mike Stone, the amended agenda was approved.

CONSENT AGENDA

Approval of August 7, 2007 City Council Minutes - (Filed in Minute Book 68)

The consent agenda item was approved upon motion of Mayor Pro Tem Walter McNeil, Jr. Seconded by Council Member Dan Harrington, the motion carried unanimously.

CASES FOR PUBLIC HEARING - held jointly with the Planning Board.

Petition by Jerry Turner and Associates - to rezone 1,132.8 acres from the current City of Sanford PUD Planned Unit Development, C-2 General Commercial, and Lee County RA Residential Agricultural to a conditional zoning district to be known as the Deep River Conditional Zoning District and generally located north of Deep River Road, east of US 15-501. The conditional zoning district will include a mix of residential dwelling styles (single-family and multi-family) as well as areas for commercial development. The property is the same as depicted on Tax Maps 9646-33-9368-00, 9656-03-5936-00, 9656-13-3634-00, 9646-65-8793-00, 9646-83-3550-00, 9656-36-5342-00, 9656-26-4683-00, 9656-06-2456-00, 9646-98-4984-00 and part of 9656-19-1672-00, Lee County Land Records Office. – (Exhibit A)

The rezoning request is from Jerry Turner and Associates and the property owners are Chatham Partners, LLC; Chatham Partners II; Polk-Sullivan, LLC; Lewis L. Riddle; Nelsie C. Riddle; Frances J. and Theodore L. Thomas. The request is to rezone 1,132.8+/- acres from the current City of Sanford (PUD) Planned Unit Development, C-2 General Commercial, and Lee County (RA) Residential Agricultural to a conditional zoning district to be known as the Deep River Conditional Zoning District.

A portion of the area, approximately 630+ acres of the 1,100+ tract located along the Deep River, was voluntarily annexed in 1999. In May of 2000, five additional acres were added to the PUD. This expanded PUD included approval for development of 1,264 dwelling units. In June of 2002, the PUD was slightly revised wherein the total acreage for the unit stayed the same, but it dropped in overall square footage of open space. The PUD never evolved beyond just the zoning approval, and the subject properties have seen a series of ownership changes. The current owners, Chatham Partners, recently acquired control of the PUD zoned acreage as well as an additional 500+ acres and intend to create a similar but much larger planned residential community.

Assistant Director of Community Development Marshall Downey reminded Council that this is a conditional zoning district and it is a stand-alone district that is governed by the conditions and restrictions as presented to Council. Additionally, if approved, the site would be required to be developed in accordance with the design standards as listed in the petition. This is a master plan that is being submitted by the petitioners to request approval for zoning and general layout of the property.

Mr. Downey explained that the master plan shows a total of 21 distinct residential tracts which accounts for 764.8 acres, four commercial tracts (36.75) acres, and 285 acres of open space/recreation area. Of the residential tracts, 11 of the 21 tracts are proposed for single-family detached neighborhoods; three for multi-family; four for patio homes; and three for town homes. Tracts A-K represent single-family detached districts and range from a density of three units per acre up to four units per acre. Tracts L, N, and S represent town homes and these represent a density of about eight units per acre as proposed. Tracts M, P, and O are multi-family districts and these will be the highest density districts. Tracts Q, R, T and U represent four districts for patio homes and have a density that ranges from four units per acre up to five units per acre. If you calculate the maximum total for each of these districts, you come up with over 3,300 units; however, they are asking for a maximum of 2,800 units.

Mr. Downey stated that the petitioner has agreed to the condition that as they develop an individual phase, they understand that there will be conditions placed on it where they will have to come back before the Planning Board and before Council to get approval of a site specific development within the overall master plan. The commercial areas are proposed to allow land uses that are the same as set forth in the City's C-2 General Commercial district. The four commercial areas combined account for 3.2 percent of the total acreage for the project. This project includes 285 acres of open space and/or recreational area and accounts for 25 percent of the total acreage. The majority of this open space area is set aside to address/protect the environmentally sensitive areas along the Deep River and the numerous creeks that feed into the river.

Mr. Downey advised that the following conditions have been volunteered by the petitioner. A homeowner's association shall maintain all open space and recreation areas. They would like the option to have a third party to be used to help maintain or operate the homeowner's association if necessary. A trail system shall be constructed by the developer along the Deep River and Little Buffalo Creek. These trails will be maintained by the aforementioned homeowner's association, and, ultimately, they could be connected to the public greenway system if so desired. A 200-foot buffer would be maintained extended from the top of the bank of the Deep River. A 100-foot buffer would be maintained extended from the top of the bank of the Little Buffalo Creek.

Mr. Downey explained that there will be a 40-foot buffer maintained along all exterior boundaries of the project. There will be no dwelling units permitted within the 100-year floodplain area. Identification signs will be provided for all collector streets basically identifying the projects in the neighborhood. They would also like to have the ability to place recreational signage throughout the project to direct different neighborhoods to the recreational areas.

The site will be served with public water and sewer. The petitioners are working with the City Engineering Department regarding the extension of these utilities. The petitioners are aware of the interests of the City Fire Department for the possibility of a new station within this project. The Police Department is continuing to study the issue in order to determine the most efficient means of providing patrols for the area. The petitioner has had conversations with the planning director regarding the need for discussions with Lee County Schools regarding future school needs for the project.

Mr. Downey stated that there are three main points of access proposed. The roads are all proposed to be city maintained streets within the project. The one issue would be where the connections are made to Deep River Road and U. S. 15-501. The developer/petitioner is aware that they will need to do a traffic impact analysis, and they will have to work with the North Carolina Department of Transportation regarding any improvements necessary for where the connections are made into the exterior connection roads.

The 2020 Land Use Plan Map has identified this area for "Large Lot Conservation Zone." This classification applies to areas adjacent to the river for the purpose of maintaining low density residential with a minimum of three acres per lot. The Conservation Zone also recommends a buffer of 300 feet from the riverbank. The conditional zoning project, as proposed, exceeds the density as recommended in the 2020 Land Use Plan. This deviation from the plan is based on the availability of public sewer and the subsequent ability to increase density with less disruption to the land area. The project does call for a 200-foot buffer along the river and 100-foot buffers along Little Buffalo.

Staff does recommend that the Council and Planning Board support the petition to create the Deep River Conditional Zoning District. Staff makes this recommendation with the condition that no development shall occur unless or until the developer submits either a site plan or preliminary plat for the individual phases within the project. Each phase (site plan or plat) would be reviewed and approved by the Planning Board and City Council and shall include specific design standards that illustrate the characteristics that define each particular phase of the development.

Mayor Olive opened the public hearing.

Jerry Turner of Jerry Turner and Associates, Inc., 905 Jones Franklin Road, Raleigh, North Carolina, representing the developers, Chatham Partners, - consisting predominantly of Tommy Fonville, Robbie Swain, and Jack Morrissey, spoke in favor. He reiterated that a large portion of this tract received approval from the City about five years ago. He gave a comparison of the last plan approved and the proposed plan:

- the previous plan included 636 acres; this plan is 1137 acres
- the previous plan included 128 acres of open space; this plan is a minimum of 285 acres

- the previous plan included 1,284 residential units; this plan includes 2,800 residential units
- the previous plan included 30.5 acres of commercial; this plan includes 36.7 acres of commercial

The planning vision for Deep River is to create a variety of residential neighborhoods within an overall planned community to create a sense of place and enhances the quality of life for its residents. The neighborhoods are arranged around a parkway, and a collector street system connects between U. S. 15-501 and Deep River Road in two places. The linear park along Deep River will be enhanced by pedestrian greenway with access provided from the various neighborhoods. In addition to this, there is a 40-foot perimeter buffer around the entire parcel. The neighborhoods are being created to appeal to a variety of future residents, including families, empty nesters, young professionals, and singles. Mr. Turner reiterated some of the information that Mr. Downey presented.

Mr. Turner stated that all residential streets will have curb and gutter with sidewalks provided on one side; street trees will be planted along the borders of the collector streets and many of the other streets. A homeowner's association will be formed and membership required of all residents. The association will provide for the maintenance and care of all open space and recreational areas within the community. Mr. Turner stated that he wanted to confirm that the developers have agreed to provide a fire station site within the Deep River project if it is desired by the City of Sanford Fire Department and Police Department. He confirmed that the developers have had discussions with Dr. McCormick of Lee County Schools and with Mr. Bridwell and will continue to work with them to help provide for the needs of the school system.

Mr. Turner explained that approval for this conditional zoning allows the developer to start planning the details of the project; however, no development can be started without additional approval from Council for the subdivisions or site plans for each phase of the project.

Council Member Joe Martin asked what would be the price range of the homes. Tommy Fonville replied that the single-family homes would probably start from the high \$100,000's to low \$200,000's and some possibly from \$800,000 to \$1 million on the river, depending on the market. Some of the townhome neighborhoods may range in the high \$100,000's. Mr. Martin asked about the time duration. Mr. Fonville replied that they have talked about a golf course component, and in the end, if there is one, the density will be dramatically less than 2,800 homes and the price range may increase some. If they sell 200 homes each year, it would take ten years to get through it. Between now and the time they start, they will do a great deal more market research and determine what the market is at that time.

Mayor Olive added that the market right now is very heavy on the low \$100,000 single-family home. Mr. Fonville stated that this project would not work for them economically at that price level. He commented that they just completed some large neighborhoods in Chatham County which they ended up dealing with two to three miles between Haw River and Deep River.

Lisa London, who lives at 9449 NC Highway 87 South, said she was concerned about the density of the development with quarter-acre sized lots, particularly along the river banks. Mr. Fonville said there would be a 200-foot buffer along the river that no building would be in. He said that they have not gotten that far in the plans, but he expects those homes to be the most expensive

homes and that would call for them to be on the larger lots. There may be a knoll or ridge that some smaller homes may be clustered on. He said that when the plans for each community are developed, they will have to bring them back before the Council for approval.

Council Member Williams said the plan looked like a fourteen-year plan to be completed around 2021. Mr. Williams noted that there is a 40-foot buffer around the property and a 200-foot buffer along the Deep River. He asked if that buffer just indicates where nothing will be built or if it will be lined with trees. Mr. Fonville said that there may have to be a sewer line run in that area, and he expects a walking, jogging, or bicycle trail in the area. Their intention is to keep as many of the mature trees as possible. There will not be any home construction in that area, and there are no plans for mass clearing or grading in the buffer. Regarding the buffer around the property, he knows there is tree cover along part of it. He only has a small amount of property on Deep River Road and that area is for commercial development. The commercial areas will probably be mass graded, regarded, replanted, and re-landscaped.

David Poindexter, 1089 Deep River Road, spoke against the development. He said that if you didn't want to tear up the Deep River, take the plan and trash it. He said the commercial zone borders on a man who already has a store there. That will put him out of business. This is way too many houses and the community of Deep River will not be preserved with a plan like that. Even 1,100 houses would still be beyond what Deep River can consist of. He says the wooded area is beautiful and there is no reason to take that property and turn it into Cary or Wake County. He said the community of Deep River is a quiet community and they do not want this development because it will destroy the community. That kind of traffic will have to go to four lanes, and he will lose part of his property that he has worked for.

David Dowdy asked which development is affordable housing. He said they would not know anyone who lived behind them. He said their community will be lost. He hopes the development will be done in a manner worthy of that property.

Tina Wicker spoke in opposition. She says she has lived there all her life and she agrees that they don't need Wake County or Cary in Lee County. That is too many houses for one little area. She likes to own her property and do what she wants; she is not in favor of an organization telling her what to do with her own property.

David Buchanan, who lives at 1839 Zion Church Road, spoke against. He asked what about the crime rate. He said that needed to be taken into consideration. The more people, the more the crime rate will go up. He asked about restrictions on city limit property and hunting and four wheelers. More people will put a strain on the community, the roads, the schools, etc. He likes the neighborhood like it is. It is nice and quiet and nobody bothers anyone. Putting that many people in there will be a disaster.

Mayor Olive closed the public hearing.

Petition by Roy Harrington and W. Frank Lee – Rezone from RA Residential Agricultural District to R-20 Residential Single-Family District 13.51 +/- acres of vacant land within the 1800 block of Broadway Road. The property is the same as depicted on Tax Map 9672.03, a portion of Tax Parcel 9672-12-4540-00 Lee County Land Records Office - (Exhibit B)

The rezoning request is from the property owners Roy Harrington and Frank Lee. The request is to rezone the property that was recently annexed into the City Limits and to rezone from Residential Agricultural to Residential Single Family R-20. The property is 13.51-acre portion of a 75.47- acre tract that is located off of Broadway Road.

Planner II Amy McNeill stated the subject property was annexed into the corporate limits on August 20, 2007 and is an addition to an existing satellite annexation. This annexation petition is being processed to maintain a harmonious and consistent zoning pattern in the area. Currently it is zoned Residential Agricultural, and this district is to establish and provide areas for low density single family uses; low intensity agricultural operations as well as agri-business; and support of industrial and commercial uses. The minimum lot size in the RA district is 40,000 square feet with 100 feet of public road frontage and the setbacks are 30 feet from the front; 30 feet from the rear; and 15 feet from the left and right sides. Residential Agricultural zoning is typically located within Lee County jurisdiction. Residential R-20 zoning is established to provide areas also for low density and single family uses with a maximum of two dwelling units per acre. The minimum lot size in R-20 is 20,000 square feet with also 100 linear feet of road frontage. The setbacks are the same as in the RA district which are 30 feet from the front; 30 feet from the rear; and 15 feet from the left and right sides. However, Residential single family R-20 zoning is typically located within the City of Sanford's jurisdiction.

Ms. McNeill indicated that the 2020 Land Use plan does not identify specific use for this property but staff recommends to the Planning Board and City Council support the rezoning petition from RA to R-20 based on the proximity of existing R-20 zoning and the fact that all of the land within the satellite annexation is currently zoned R-20. However, information as presented at the public hearing may provide additional information that should be considered regarding a final decision on the requested zoning map amendment.

Mayor Olive opened the public hearing.

Council Member Linwood Mann questioned who owned the adjoining property, and the property appeared to be land-locked. Ms. McNeill indicated that there was a recent subdivision plat, and that there is a recorded easement that allows access to the subject property from Broadway Road.

Mayor Olive closed the public hearing.

The Planning Board retired to the West End Conference Room.

Consider Voluntary Contiguous Annexation Petition by Castleridge Development, LLC of Approximately 12.21 Acres of Property Located on Cool Springs Road

On May 8, 2007, the City received a petition from Castleridge Development, which includes 12.21 acres located 180 feet south of Royal Pines Drive and 200 feet West of Cool Springs Road and the south terminus of Darrell Drive. On July 17, 2007, the City Council adopted a resolution directing the clerk to investigate the petition and the sufficiency of the petition. On August 7, 2007, the council received the Certificate of Sufficiency and at that time adopted a resolution to set the public hearing for tonight. A 10-day notice was given in the *Sanford Herald*.

Planner II Liz Whitmore stated that the area is currently undeveloped and 23 single family residents are being proposed with the smallest lot being 20,000 square feet. City services will be

extended to this parcel, and the services will be provided in the same manner in which the City parcels receive services now. No additional costs to the City are anticipated to serve this area at this time unless there is a brush fire. The value of this property is \$83,500 and the annual revenues for the City will be \$459. At the time this property is developed, that value will increase. The property is zoned R-20. At this time there does not appear that the City should have to contribute to the rural fire debt. It appears that it is \$17.24, and it has to be over \$100 before the City has to pay a portion.

Council Member J. D. Williams asked which Fire Department would serve that area. Ms. Whitmore indicated that it was the Tramway Rural Fire Department.

Mayor Olive opened the public hearing.

Mark Lysowski with Castleridge Development, LLC commented that he thought once the property was annexed, the City of Sanford Fire Station on Cool Springs Road would take the fire responsibilities over.

Mayor Olive closed the public hearing.

Consider Ordinance to Extend the Corporate Limits of the City of Sanford- (Exhibit C)

Upon motion of Council Member Joseph Martin and seconded by Council Member Linwood Mann, the motion carried unanimously to extend the corporate limits of the City of Sanford.

REGULAR AGENDA

Consider Non-Contiguous Annexation of Approximately 491.26 Acres of Property by Chatham Partner, LLC; Polk-Sullivan, LLC; Chatham II, LLC; Lewis L. and Nelsie C. Riddle, and Francis J. Thomas and Theodore L. Thomas, Located South of the Deep River, East of 15/501, and North of Deep River Road.

- Consider Resolution Directing the Clerk to Investigate a Non-Contiguous Annexation Petition – (Exhibit D)
On motion of Council Member Steve Brewer; seconded by Council Member Mike Stone, the motion carried unanimously.
- Receive Certificate of Sufficiency for Non-Contiguous Annexation- (Exhibit E)
City Clerk Bonnie White verified that the annexation petition is sufficient.

Consider Resolution Fixing the Date of Public Hearing on Question of Annexation – (Exhibit F)

Planner II Liz Whitmore advised that the resolution sets the date of the public hearing for September 4, 2007 at 1:00 P.M. in the Council Chambers.

On motion of Mayor Pro Tem Walter McNeil, Jr. and seconded by Council Member Dan Harrington, the motion carried unanimously.

Consider Presentation by Youth Interns Rachel Stone and Doris Clark

Planner II Karen Kennedy introduced the interns. Rachel Stone and Doris Clark spoke about their work experience as interns and expressed their appreciation for the support of the City.

Mayor Pro Tem McNeill asked about taking the Youth Council to the Youth Explosion. Ms. Kennedy indicated that she had already contacted the League for information.

Consider Mobile Home Park Solid Waste Fees – (Exhibit G)

Solid Waste Superintendent Larry Craig stated that in the past the City has charged a solid waste fee for each mobile home lot within the city limits, regardless of whether it had a mobile home on it or not. This was due to the fact that homes were easily relocated and they couldn't check lots everyday. One of the larger mobile home owners has requested that he pay only for the spaces that are occupied. They have looked into the matter and it seems only fair that we charge the mobile home parks fees for the spaces that are being occupied. Mr. Craig recommends that all mobile home parks be charged from an audit list that was completed in June 2005 between Waste Management and the City of Sanford. Upon new audits, the list would be forwarded to the County for updating their list for billing. The Mobile Home parks are not asking for a refund, just asking that we charge them for the lots that are occupied.

Mayor Olive asked when another audit was anticipated. Larry Craig indicated that this is usually done at the request of the City or Waste Management, whoever decides we need one. The contract with Waste Management is coming up next year, so it could be that they would do a new audit next year.

Mayor Pro Tem Walter McNeil, Jr. asked about auditing the properties that have dumpsters. Mr. Craig indicated that the property owner pays for the disposal of the dumpsters. They are only talking about auditing the properties that have the roll out cart at each mobile home.

Council Member Joseph Martin stated that Waste Management would like the audit more than the City, because of potential loss of revenue. Mr. Craig indicated that we pay them for the number of mobile homes, so they will lose on this deal.

Council Member J. D. Williams asked if they had already done the audit or are going to do an audit. Mr. Craig indicated that they did an audit in 2005, and that is what they want to go by to notify the County. This particular mobile home park has lost 30 mobile homes, so he will get about \$2,500 off of his solid waste fee.

Council Member J. D. Williams asked for the City-wide audit figure. Mr. Craig indicated that there are 493 mobile homes in parks, and about 49 vacant lots, or \$4,900. Council Member Williams asked when the next audit would be done. Mr. Craig indicated next year, due to contract being renewed.

Council Member Mike Stone commented that mobile homes were not allowed into the City, more or less, and was unsure how often these audits were done, but that the lots should fill up quickly. Mr. Craig indicated that the mobile home parks have lost homes over the past few years, and the trend is not going into the mobile home parks like it use to be.

Council Member Mike Stone asked how much an audit costs. Mr. Craig stated that he and one of his guys do the audit themselves. They ride through the mobile home parks and count the mobile homes.

City Manager Hegwer said the annual fee collected that is \$100 per year, per unit, does not cover the total cost to provide the service; it is shared with the tax revenue. Council Member Mike Stone commented that the end result would be a bigger burden for the taxpayers. Council Member Steve Brewer stated that if there is no mobile home, then the man shouldn't be charged for services. Mr. Craig indicated that they wanted the policy changed. He also stated that if you own a vacant lot you don't pay for services on the vacant lot, and it is the same thing. Council Member Joseph Martin stated that it is the fairest way to handle the situation.

Council Member Mike Stone was concerned about how much it would cost to audit. Mr. Craig indicated that it only took half a day to audit. There are only 11 mobile home parks.

On motion of Council Member Steve Brewer; seconded by Council Member Linwood Mann, the motion carried unanimously to approve changing the procedure for charging solid waste fees for mobile home parks.

Consider Budget Ordinance Amendment Adding Rates for the Installation of Hydrant Meters for Contractors – (Exhibit H)

Council Member Steve Brewer made the motion to adopt the budget ordinance amendment adding rates for the installation of hydrant meters for contractors; seconded by Council Member Dan Harrington, the motion carried unanimously.

Consider Information Regarding Intersection Improvements by the Department of Transportation – (Exhibit I)

Operations Manager Tim Shaw presented information of work going to be done by DOT at the intersection of Wilkins Drive and Highway 421. It will commence on September 10, 2007, and run about 10 days. DOT will regulate all traffic and will be reconstructing turn lanes and the width of the intersection itself. 3M has agreed to reduce the number of trucks coming through that area for that week and go down McNeill Road, down U. S. Highway 421, and turn left into the project. Mr. Shaw indicated that it is only temporary. 3M has indicated that they would cut the trucks in half to about 40 trucks a day.

Council Member J. D. Williams asked about the Washington Avenue/Fields Drive Intersection traffic light. Mr. Czar indicated that they had received a letter, and it would take six to 8 weeks to study.

Consider Authorization for the Mayor to Execute Documents on Behalf of the City Council for an Urban Forestry Grant – (Exhibit J)

Downtown Director David Montgomery explained that this is a 50/50 grant for a tree study and informational sessions for staff. The city's match is \$8,700. Part of the grant is in kind, so staff will be helping, which is approximately \$3,500. The City's part is still \$5,000. It is projected to start sometime in the fall.

On motion of Council Member Joseph Martin; seconded by Mayor Pro Tem Walter McNeil, the motion carried unanimously.

OTHER BUSINESS

Council Member Steve Brewer commented on growth and that a comment was made earlier that most subdivisions have been in the \$100,000 range. He indicated that in the last 18 months West Landing, Terry Stewart's new subdivision, Porches, Stonegate, Brownstone, the townhouses on

Weatherspoon, and Castleridge, the houses are going to be in the \$225,000 plus range. Nothing has been approved in the \$100,000 range. It is important that people know that the Council is planning. The Council has the 2020 Land Use Plan and the UDO; they dissolved the cluster; and did Conditional Use so that they could see what people were going to build and hold them to it. Upfitting on the water plant, we have the only water around and we are the envy of everyone. We have initiated a plan for the sewer plant for the next 20 years. Council has done its homework. Growth is coming, but the Council has been planning and the plans change all the time. Any comment that the Council has not planned for growth is wrong. Council Member Linwood Mann agreed.

Council Member Steve Brewer commented on an editorial in the paper concerning parking on Steele Street that was changed in front of First Citizens to allow more employees parking. The editorial made it sound like that we were doing First Citizens a favor by letting their employees park there all the time. That is not the case. Council Member Steve Brewer would like to thank First Citizens again for letting the City have the parking places for the other stores up and down Steele Street. It was a great gesture; they weren't using them and it is going to help Downtown considerably.

Council Member Mike Stone commented on the growth and his concerns on the way it is done. He said that the city annexes, then the owners come back with a plat, so really we don't know what they are going to do until they are already part of the City. It makes it tough. We do have a large number of communities coming that are going to be very nice. We do have some that are under \$200,000. Mr. Stone said we should inform our community better and have more input from the community. Sometimes we are pushing things so hard and quick, it makes it tough. The Council should speak up for the community that is calling and answer their questions.

Council Member Mike Stone asked Major Gray if there was a representative from the Sanford Police Department at the meeting for "Gangs across the Carolinas" today in Durham. The county was represented, the school was represented, and the State troopers represented. Major Gray indicated that he did not think anyone from SPD went.

Council Member Joseph Martin spoke on behalf of the gangs and the graffiti program. The news tonight makes him excited about what we are doing in Sanford. The Town of Franklinton is requiring the homeowners and the businesses to pay for removing graffiti and everyone is appalled. This board took strong action to use taxpayer dollars to get the graffiti down quickly. It has had a dramatic effect on graffiti, and the board should be praised for the action that was taken.

Council Member Joseph Martin commented on the amount of growth the City has been experiencing. He has spoken with Manager Hegwer and contacted Kurt Bradley about taking this to the next level. We are fortunate to have water capacity, sewer capacity, and geographic location; we have so many assets that developers are looking for. It is a time for us to take it to the next level and ask the developers for help, so that we are taking development to the next level. It is not fair for the citizens of Sanford to keep trying to off-set some growth. The sooner the better, because the gate is just opening up.

Mayor Pro Tem Walter McNeil thanked City Clerk Bonnie White, the staff, Police Department, Council, Mayor, and all the people who participated in National Night Out. It was really hot, but it was the largest gathering. People are now beginning to see that this is something that will help them in

their communities by learning who their neighbors are and how to get along with other members of their neighborhood.

Mayor Olive said that the comments about development are points well taken. The fall state-wide litter sweep will be held September 15-29, and she urged City government to do what it can to educate the public to be sure they participate.

City Manager Hegwer reminded Council and the Public that there will be a work session on Wednesday, August 29, 2007, in the Council Chambers. We will be discussing some of the issues that were just mentioned about growth as well as others, and it will be open to the public.

With no further business to come before the council, the meeting was adjourned on motion of Council Member Linwood Mann; seconded by Council Member Steve Brewer, the motion carried unanimously.

Respectfully submitted,

CORNELIA P. OLIVE, MAYOR

ATTEST:

BONNIE D. WHITE, CITY CLERK